

**REGULAR MEETING OF THE COMMON COUNCIL
OF THE CITY OF PLATTSBURGH, NEW YORK**

October 24, 2013

5:30 P.M.

MINUTES

Present: Mayor Donald Kasprzak, Councilors Tim Carpenter (W1), Mark Tiffer (W2), George Rabideau (W3), Jim Calnon (W4), Chris Jackson (W6)

Absent: Councilor Chris Case (W5)

1. MINUTES OF THE PREVIOUS MEETING:

RESOLVED: That the Minutes of the regular meeting of the Common Council held on October 10, 2013 are approved and placed on file among the public records of the City Clerk's Office.

By Councilor Carpenter; Seconded by Councilor Calnon

Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson

(All voted in the affirmative)

2. PAYROLLS OF VARIOUS DEPARTMENTS:

RESOLVED: That the payrolls of the various Departments of the City of Plattsburgh for the week ending October 23, 2013 in the amount of \$ **256,028.46** are authorized and allowed and the Mayor and the City Clerk are hereby empowered and directed to sign warrants drawn on the City Chamberlain for the payment thereof.

By Councilor Jackson; Seconded by Councilor Tiffer

Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson

(All voted in the affirmative)

3. REPORTS OF CITY OFFICES & COMMITTEE REPORTS:

- Report from the Building Inspector's Office October 22, 2013
- Statement from the City Clerk's Office of all monies received during the month of September 2013 in the total amount of \$14,469.25
- Report from the Parking Violations Bureau for September 2013
- Finance Department Statement of Revenue and Expenditures for the months of September 2013
- Report of Public Hearing held by the Zoning Board of Appeals on October 21, 2013

RESOLVED: That the reports as listed are hereby ordered, received and placed on file among the public records of the City Clerk's Office.

By Councilor Carpenter; Seconded by Councilor Rabideau

Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson
(All voted in the affirmative)

4. CORRESPONDENCE & RECOMMENDATIONS FROM BOARDS: None

5. AUDIT OF CLAIMS:

RESOLVED: That the bills Audited by the Common Council in the amount of **\$1,150,556.06** are authorized and allowed and the Mayor and City Clerk (where required) are hereby authorized and directed to sign warrants drawn on the City Chamberlain for the payment thereof.

By Councilor Jackson; Seconded by Councilor Rabideau
Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson

6. PERSONS ADDRESSING COUNCIL: None

7. OTHER ITEMS:

A. RESOLVED: The Infrastructure Committee request that the Mayor, on behalf of the IT Department, advertise for proposals for managed printing services for the City of Plattsburgh. Proposal due date is December 2, 2013 at 11:00 am in the City Clerk's office, 41 City Hall Place, Plattsburgh, NY 12901

By Councilor Jackson; Seconded by Councilor Carpenter
Discussion: None
Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson
(All voted in the affirmative)
ACTION TAKEN: Adopted
Follow up Action: None

B. THE MAYOR ACCEPTS THE RESIGNATION OF SCOTT TETREAULT FROM THE PLANNING BOARD EFFECTIVE IMMEDIATELY.

Discussion: None
Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson
(All voted in the affirmative)
ACTION TAKEN: Adopted
Follow up Action: None

C. Whereas, the City of Plattsburgh Planning Board received a Preliminary Site Plan Application for an expansion of a Marina, located at 2 Dock Street, which involves the development of a city marina consisting of 30 boat slips, 15 mooring buoys and the renovation of a 2,500 square foot building; and

Whereas, the Planning Board has received a Long Environmental Assessment Form (EAF) Part 1 prepared by the City Engineer on behalf of the City of Plattsburgh and NAVTOURS; and

Whereas, the Planning Board has determined that the proposed action is a Type 1 Action under SEQRA pursuant to 6NYCRR 617.4(b)(6) (iv); and;

Whereas, other potentially interested or involved agencies identified by the applicant include the NYS Office of Parks, Recreation & Historic Preservation, NYS Office of General Services, NYS Department of Environmental Conservation, US Army Corp of Engineers, and Clinton County Health Department; and

Whereas, the project will require a coordinated review, and

Whereas, the Planning Board desired to act as lead agency for the purpose of SEQR Review; therefore be it

Resolved, that the Common Council consents to the Planning Board acting as lead agency for the purpose of the SEQR Review.

By Councilor Jackson; Seconded by Councilor Calnon
Discussion:

Councilor Carpenter said I was just wondering as it relates to this is there a minimum number of members that we need to have on the Planning Board? We just lost 2 and I think there's at least 2 candidates that are Planning Board members so there's a potential for losing 2 more.

Corporation Counsel John Clute said I think the way its structured if I recall correctly it consists of 5 members and there are 2 alternates. And in order for the Planning Board to act a quorum of the board would constitute a majority of 5 or minimum of 3.

City Engineer Kevin Farrington said it's a 7 member board plus 2 alternates. 2 people resigned and were down to 7 a quorum is 4.

Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson
(All voted in the affirmative)

ACTION TAKEN: Adopted

Follow up Action: None

D. RESOLVED: In accordance with the request therefore the Common Council approves the Municipal Lighting Department be permitted to proceed with the write-off of unpaid final bills for the period August 1, 2012 to August 31, 2012 in the amount of \$3,378.22. The percentage of write-offs for this period is .32%

By Councilor Jackson; Seconded by Councilor Carpenter

Discussion: None

Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson
(All voted in the affirmative)

ACTION TAKEN: Adopted

Follow up Action: None

E. RESOLVED: In accordance with the request therefore the Common Council approves KLM Development LLC to close Elm Street on Wednesday, October 30, 2013 from 7:30 am to 3:30pm with a rain date of October 31, 2013. The street closure is for the utility taps, water and sewer work needed at 47 Elm Street.

By Councilor Jackson; Seconded by Councilor Calnon

Discussion: None

Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson

(All voted in the affirmative)

ACTION TAKEN: Adopted

Follow up Action: None

F. RESOLVED: In accordance with the request therefore the Common Council approves Jeda Environmental Inc. to block off the front sidewalk portion in front of 6 Oak Street from October 28 – November 20, 2013 and to close Division Street from 7am – 4pm on October 30- 31, 2013 and November 6-7, 2013 these closures are to demolish the building.

By Councilor Carpenter; Seconded by Councilor Jackson

Discussion: None

Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson

(All voted in the affirmative)

ACTION TAKEN: Adopted

Follow up Action: None

G. RESOLVED: In accordance with the request therefore the Common Council approves the City Chamberlain to adjust the 2013 General Fund Budget by an increase of \$6,704.21 equally in estimated revenues and appropriations for unbudgeted Police Department vehicle repair costs recovered through insurance proceeds.

By Councilor Calnon; Seconded by Councilor Rabideau

Discussion: None

Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson

(All voted in the affirmative)

ACTION TAKEN: Adopted

Follow up Action: None

H. RESOLVED: In accordance with the request therefore the Common Council approves the City Chamberlain to revise capital project H7220.40 “2012 Rec Complex Facilities Upgrades” by increasing the funding for the Crete Bros. Gym Boiler/HVAC upgrade by \$15,000.

By Councilor Carpenter; Seconded by Councilor Tiffer

Discussion: None

Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson

(All voted in the affirmative)

ACTION TAKEN: Adopted

Follow up Action: None

I. RESOLVED: In accordance with the request therefore the Common Council approves change order No. 1 to Contract # 2013-18 "Recreation Department Heating Plant Replacement" in the amount of \$1,130.45. This change order is for an extension of mechanical room piping to reconnect existing vestibule unit heater.

By Councilor Tiffer; Seconded by Councilor Carpenter

Discussion: None

Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson

(All voted in the affirmative)

ACTION TAKEN: Adopted

Follow up Action: None

J. AUTHORIZATION TO ENGAGE APPRAISAL SERVICES

RESOLVED, the City Assessor is authorized to engage the services of Varley Appraisal Group Inc. on the terms set forth in a letter of engagement dated October 23, 2013. (Main Mill Investments llc v. City of Plattsburgh et. al.)

RESOLVED, the City Assessor is authorized to engage the services of the Hafner Appraisal Group Inc. on the terms set forth in a letter of engagement dated October 2, 2013. (Aldi's Inc. v. City of Plattsburgh et. al.)

By Councilor Rabideau; Seconded by Councilor Calnon

Discussion: None

Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson

(All voted in the affirmative)

ACTION TAKEN: Adopted

Follow up Action: None

8. TRAVEL REQUEST: None

9. RESOLUTIONS FOR INITIAL CONSIDERATION:

1. Request by the City Chamberlain to adopt twelve bond resolutions, as per the attached records for the minutes of this meeting, as authorization to issue \$3,457,752 of debt on behalf of the City of Plattsburgh either in the form of Bond Anticipation Notes or Serial Bonds that will provide funding for capital projects adopted for completion between 2011 and 2013.

10. NEW BUSINESS:

Councilor Calnon said the Records meeting scheduled for Thursday, October 31, 2013 has been cancelled and there will be a Budget Session on Wednesday, October 30, 2013.

Councilor Jackson said we all received an email back on October 16th and I wanted to let everybody be aware of what's going on. We have agreed to negotiate with NAVTOURS. And I know that there are some people who are not happy with that. I just wanted to read the email we got. It's from Elizabeth White who's the managing person for NAVTOURS she wrote: "I mention NAVTOURS was having a booth at the United States Boat show in Annapolis this past weekend. It is the largest sail boat show in the United States with an attendance of 50,000 people. We were able to provide show attendees information about our charter sail boats on Lake Champlain and were able to reach out to many people from all over the country who now intend to come to Plattsburgh to charter one of our boats. In addition we were approached by several National print sailing magazines and sailing bloggers who want to publish articles about sailing on Lake Champlain. Of particular interest is the history of Plattsburgh and the lake. We plan to host these journalists on our sail boats in the spring and provide material for their articles." This says a lot to me about NAVTOURS in general and the fact that they already have a national presence. Their generating interest I remember back when we first started doing fishing tournaments what a big deal it was that we were on TV for Plattsburgh. This is the kind of press that money just can't buy. This is going to be good for us and even though there is no formal agreement in place. They're showing very good faith in holding up their end of the bargain.

Corporation Counsel John Clute said in the near future and not in the context of a regular meeting I am going to put together a Public Information session about this project. So that people know all the considerations that went in to formulating the request for proposals, where we're at in the process and what the timetable is for completing it. The item that you voted on today the SEQR review is a necessary step in the process. We have not make any formal binding decisions or commitments to anyone whether to undertake the project or with whom at this point. Because before you can get to that point you have to complete this environmental assessment process. We expect that the Planning Board will be able to do that probably at their November meeting which is the 4th Monday in November. Really it won't be until we get to that point that the City Council will have an opportunity to revisit this project and make some commitments to it or some decisions about it. There's a lot of information that's been gathered in terms of the design considerations and costs and many other things that go in to doing a project like this. It's quite complicated. You heard the list of permits and permitting agencies that we need to deal with. Today I've got the consolidated permit application which is about 70 pages long going to 5 different agencies with all kinds of mooring plans, layouts, dock designs and other things. When we decided to see whether this was a reality, the City of Plattsburgh does not have the experience or the resources to develop that kind of information and that detail. NAVTOURS did it and they did it with the understanding that this was their risk capital that there was absolutely no guarantee that we were going to do this project. Or that they would be the chosen operator of this facility if it was built.

Councilor Tiffer said I do want to make one comment on what Chris had talked about. I think that was one of the things that really impressed me about them. Is the potential of a marketing strategy that they were going to employ. We may as a municipality could run a marina. But we would never match the marketing strategy that they are going to employ. They are going to market our region nationally and internationally. That's something that I think some people are forgetting. That is an important aspect to a successful marina is having a marketing strategy and they have it. And the fact that they are doing this already without any contract without any agreement it shows that I think we made the right choice.

Motion to Adjourn by Councilor Jackson; Seconded by Councilor Tiffer

Roll call: Councilors Carpenter, Tiffer, Rabideau, Calnon, Jackson

(All voted in the affirmative)

MEETING ADJOURNED: 5:47 pm